

# SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

January 6th, 2021

Open Session

---

---

**BOARD MEMBERS PRESENT:**

Jeanne Dombrowski, President  
Greg Robinson, Vice-President  
Daniel Dojlidko, Treasurer (Absent)  
Christina Kirkpatrick, Secretary  
James Myers, At Large

**OTHERS PRESENT:**

Bob Boyles, Associa Community Mgt.  
Toine Hutchinson, Associa Community Mgt.

**(All Present via Video Conference)**

---

**CALL TO ORDER**

The Open Session was called to order at 7:00 pm.

**INTRODUCTION & MEETING ETIQUETTE REMINDER:** Mgt introduced the Board, Legal, and Mgt team. Mgt also reminded everyone to mute themselves when they are not speaking. Mgt also, reminded HO's that they are to submit forum questions prior to meeting via TS or email and they can also submit during the meeting via the chat box.

**PRESIDENT'S OPENING REMARKS:** The Association President welcomed everyone on the video conference and wished everyone well.

**MINUTES:** December 6th, 2020 Open Session Minutes. *Jeanne Dombrowski motioned. Board Approved. Motion Carried*

**NEW BUSINESS:** Ratified

- Letter of Explanation for not increasing 2021 maintenance fees – The Board stated they spent many hours working on the budget and their decision of not increasing the 2021 maintenance dues. The Board explained this was primarily due to allocating the 2020 lifeguard budget to what was going to be an increase. The Board informed homeowners that the budget summary is available on TS and will send the notice of explanation via direct mail. *The Board motioned for approval. Board approved. Motion Carried.* The Board approved at the cost of around \$600.

**TREASURERS REPORT: (Ending December 31st, 2020)** – Read to the community by the Board Secretary. *The Board motioned for and approved. Board approved. Motion Carried.*

**OPEN FORUM:** HO and a former board member stated the 2021 budget summary posted on TS is not what has been provided in the past. HO stated that the Board is hiding information, and he has a right to see the budget against prior years. The Board advised that HO should not make statements about the Board, consisting of volunteers that are not true. The Board further advised they are transparent with the Sun Ridge community and will review the document and include the previous year's budget. *The Board motioned for and approved. Board approved. Motion Carried.*

**NEXT MEETING:** Next Open Session February 3<sup>rd</sup>, 2021

**ADJOURNMENT:** *Jeanne Dombrowski motioned to adjourn the meeting at 7:38 pm. Board approved. Motion Carried.*

Respectfully submitted,  
Toine Hutchinson, Community Manager